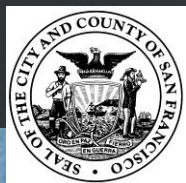




# Mission Bay Parks Resolution

Joint Community Facilities Agreement and Lease Termination

San Francisco Board of Supervisors, Budget and Finance Committee  
November 2023



# AGENDA

---

1. Mission Bay Parks Overview
2. Joint Community Facilities Agreement
3. Lease Termination
4. Future Steps

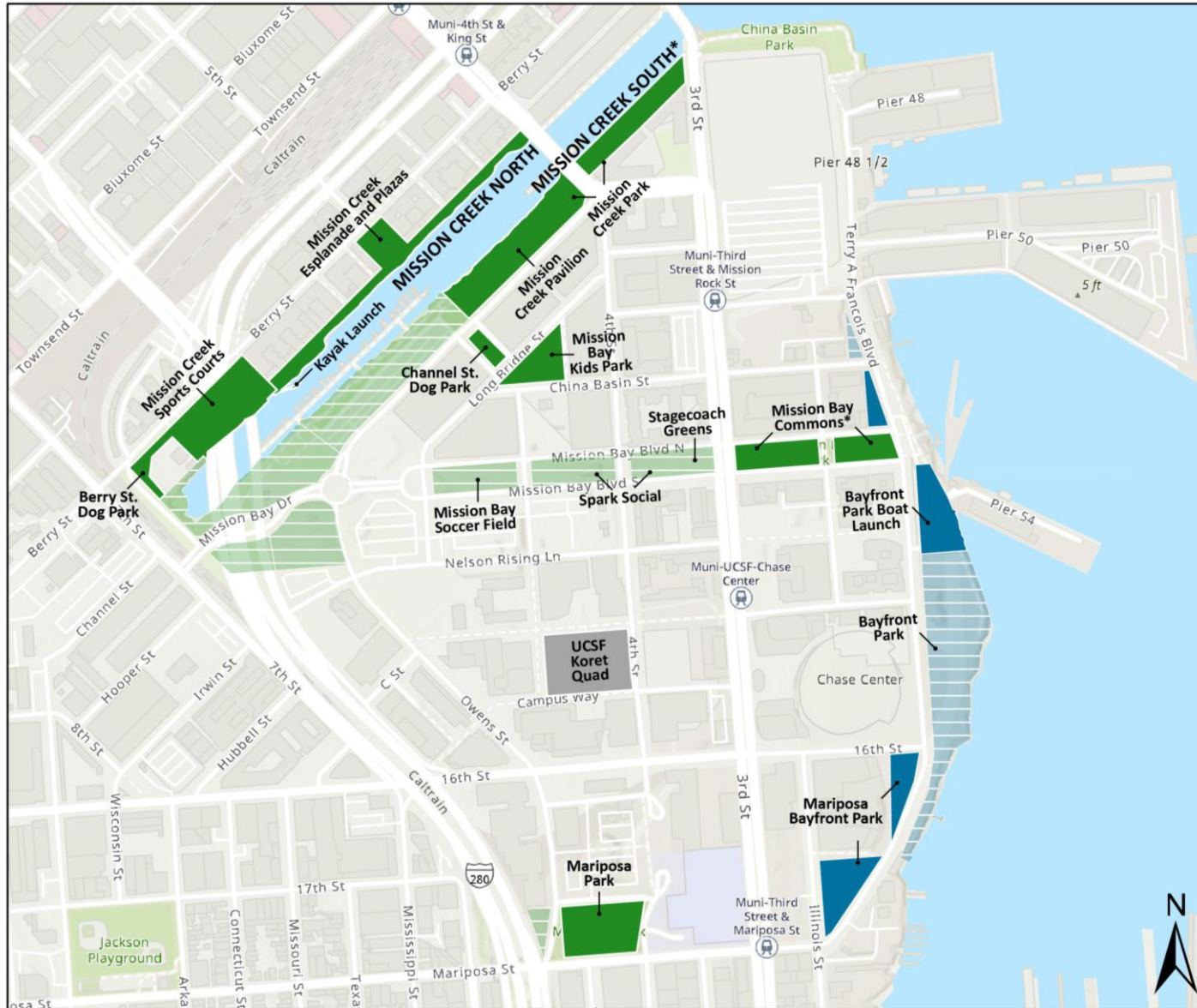




# Mission Bay Parks Overview



# Mission Bay Parks



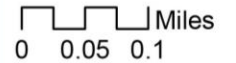
## Rec Park Managed Parks

- Existing
- Future

## Port Managed Parks

- Existing
- Future

\* Rec Park-managed parks on Burton Act/Port-owned lands



# Redevelopment History

- BOS established Mission Bay North and South in 1998 and a ground-lease for development
- City and Port own the Mission Bay open space parcels that are ground-leased to OCII
- The ground-lease was set to expire in 2046, and the open space would transfer to City and Port
- In 2012, state law dissolved all redevelopment agencies, and BOS established OCII as the successor agency
- In 2015, a Property Management Plan was approved by State of California, that created a timeline to terminate the ground-lease



# Park Maintenance Funding

---

- A Community Facility District (CFD) was established to fund the maintenance of Mission Bay Parks
- OCII is the administrator of the CFD until the CFD terminates in 2044
- CFD funds can only be used in Mission Bay
- OCII previously managed the parks through a third-party operator, using CFD funds





(Mariposa Park)

# Joint Community Facilities Agreement



# Joint Community Facilities Agreement

---

- Agreement approved by RPD, OCII and Port Commissions
- Details agency responsible for each parcel, provides scope of services, and a funding formula to divide CFD funds
- OCII will review and approve annual operations plan and annual CFD budget
- RPD will manage some Port properties, with split jurisdiction





# Community Outreach

---

## Mission Bay Citizens Advisory Committee

- 11 meetings from January 2022 to May 2023

## Port Northern and Southern Advisory Committee

- October 2022 & March 2023

## Recreation and Parks Open Space Advisory Committee

- Site tour and meeting, September 2023



# Agency Approval

---

## RPD Commission

- May 2023 & October 2023

## OCII Commission

- June 2023 & November 2023

## Port Commission

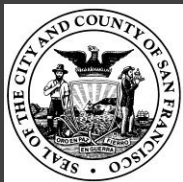
- May 2022, June 2023 & October 2023.





(Stagecoach Greens– interim use)

# Ground Lease Termination



# Ground Lease Termination

---

- BOS Resolution is required to terminate the ground lease in keeping with State requirements
- Master developer (FOCIL-MB) provided consent to terminate ground-lease on 10/20/23
- OCII will oversee the development of future parks





# Next Steps



# Ordinance: Street Vacation and Transfer

---

- A future ordinance is required to vacate the Public-Right-Of-Way and transfer the non-Port parcels to the Recreation and Parks Department
- Mission Bay Redevelopment Plan designated the parks as Public-Right-Of-Way, for Public Works to issue development permits



# Staff Recommendation

---

- Real Estate Staff recommends that the Board pass a resolution, that will:
  - Approve the Joint Facilities Community Agreement between OCII, Port and RPD, and
  - Terminate OCII's ground lease of completed Mission Bay Parks





Thank you

